

Friday, October 16, 2009

**Detailed Listing Report**

**Prepared By Tom Navratil**

Royal LePage Salt Spring Realty

Email: saltspringhomes@gmail.com

Phone: (250) 537-5515 Fax: (250) 537-9797

Cell: (250) 537-5515 Toll-Free: (888) 537-5515



*This is a photo of the complex, not the actual unit  
More photos coming soon!*

**30 - 107 Atkins Rd  
GI Salt Spring ~ V8K 2X6**

Finished Rooms				
Rooms / Lvl Finished SqFt	Lvl 1 325	Lvl 2 760	Lvl 3 760	Lvl 4
Living		16x14		
Dining		9x9		
Kitchen		11x9		
Mast Bdrm			15x14	
Bathroom	4	2	4	
Other		8x6		
Bedroom	10x8		15x10	
Ensuite			3	

Listing Summary	
<b>MLS#:</b> 268924	<b>List Price:</b> \$475,000
<b>Status:</b> Current	<b>Orig Price:</b> \$475,000
<b>SubClass:</b> Twnhse	<b>Sold Price:</b>
<b>DOM:</b> 11	<b>Pend Date:</b>
<b>Taxes:</b> \$1,989	<b>Mth Assmt:</b> \$316

Interior Details	
<b>Layout:</b>	Ground Level Entry with Main Level
<b>Bedrms:</b>	3 <b>Kitchens:</b> 1
<b>Baths Tot:</b>	4 <b>Fireplaces:</b> 1
<b>Bth 2Pce:</b>	1 <b>Main Lev:</b> Level 2
<b>Bth 3Pce:</b>	1 <b>Fin SqFt:</b> 1,845
<b>Bth 4Pce:</b>	1 <b>Unfin SqFt:</b> 0
<b>Bth 5Pce:</b>	<b>Bed &amp; Brk:</b>
<b>Ens 2Pce:</b>	<b>Adnl Acc:</b>
<b>Ens 3Pce:</b>	<b>Basement:</b> None
<b>Ens 4+Pce:</b>	1 <b>FP Feat:</b> Living Rm
<b>App Incl:</b>	
<b>Int Feat:</b>	Breakfast Nook, Ceil Vaulted, Central Vacuum Roughed-in, Closet Organizer, Dining-Living Combo, Flrs/Tile, Flrs/Wood, Laundry In-Unit,

Unfinished Rooms				

Schools		
<b>Elementary</b>	<b>Middle</b>	<b>Senior</b>
64 Saltspring	64 Saltspring	64 Gulf Islands

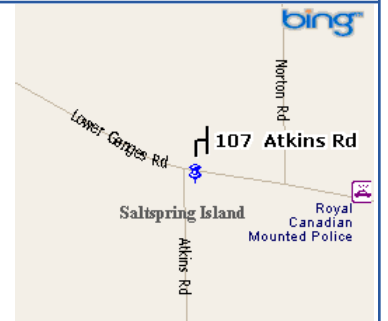
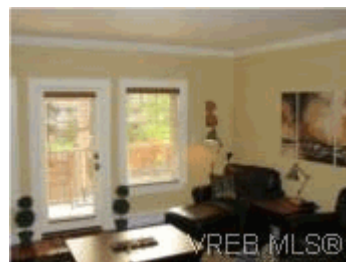
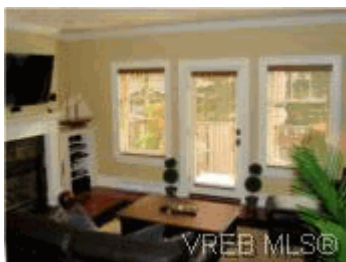
**Remarks**  
Well appointed 1845 sq.ft., 3 bedroom 4 bathroom, near new townhome in Summerside Village, a unique lifestyle complex with a European flair in uptown Ganges, complete with indoor heated swimming pool, gym and a clubhouse with guest accommodation. The homes feature fine quality architectural detailing and materials with hardwood and slate flooring, granite countertops, superior lighting, upgraded appliances, gas fire place and a garage. Sunny quiet west exposure with a nice outlook, balcony and a private back patio with a hot tub that could be included. Walk to all stores, marinas, restaurants and all other amenities. Call for more details.

Legal Information	
<b>Gulf Islands Rural (764)</b>	<b>Roll:</b> 648400
<b>PID/MHR:</b> 026-894-084	<b>Title:</b> Frhld/Str
<b>Legal Dsc:</b> Plan VIS5366; Lot 30; Land Dist 16; Range 3E; Freeform Section 3 & 4, Portion SALT	
<b>Zn Cls/Tp:</b> Multi-Family	
<b>2009 Asmt:</b> \$375,000	<b>2009 Taxes:</b> \$1,989

Building Information	
<b>Built:</b> 2007	<b>Lgl NC Use:</b>
<b>Const Mt:</b> Concrete Reinforced, Steel and Concrete, Frame Wood 2x6, Insulation Ceiling, Insula	<b>Frnt Faces:</b> W <b>Bldg Sch:</b> <b>Bldg Style:</b> Arts & Crafts
<b>Lsd Equ:</b> Propane Tank	<b>Rear Faces:</b> E <b>Bldg Warr:</b> <b>CSA/BC Cr:</b> <b>Fuel:</b> Electric, Propane
<b>Ext Fin:</b> Wood	<b>Heat:</b> Baseboard, Gas Fireplace
<b>Ext Feat:</b> Balcony/Deck, Guest Accommodations, Landscaped, No Step Entrance, Patio	<b>Roof:</b> Wood
	<b>Fdn:</b> Concrete Poured
	<b>Accs:</b>

Lot/Strata Information	
<b>Prk Type:</b> Garage Single, Visitors	<b>Lot Size:</b> 1sqft
<b>Water:</b> City/Munic.	<b>Prk #:</b> 1
<b>Lot Feat:</b> View: Mtn, Serviced, Sloping, Treed	<b>Waste:</b> Sewer
<b>Complex:</b>	<b>Mgd By:</b>
<b>SqFt Balc:</b> <b>Suites/Cplx:</b> 39	<b>Prk Cm Prp:</b> 0
<b>SqFt Prk:</b> <b>Bldgs/Cplx:</b> 18	<b>Rent Rstr:</b> No
<b>SqFt Pat:</b> <b>Suites/Bldg:</b> 2	<b>Age Rstr:</b> None
<b>SqFt Strg:</b> <b>Floors/Bldg:</b> 3	<b>Pets Allwd:</b> Dogs and Cats: 2 pets - none larger than 25 lbs at mat
<b>Gnd Lev?:</b> Yes <b>Lvl/Suite:</b> 3	<b>Str Lot Incl:</b> Balcony, Deck/Patio, Garage
<b>Shrd Am:</b> Clubhouse, Exercise Rm, Pool	<b>Com Str Itm:</b>
	<b>Assmt Incl:</b> Bldg Insurance, Garbage p/u, Management, Rec Facil

**Photos and Map**



**Brokerage Fee:** 3% \$100k; 1.5% bal

©2009 Micromsoft Corp ©2008 NAVTEQ, and/or Tele Atlas, Inc.